

JAMUL / DULZURA SUBREGIONAL PLAN

SUMMARY OF PROPOSED CHANGES

The following is a proposed amendment to the Jamul/Dulzura Subregional Plan. The proposed changes are shown in track changes on the attached pages, which would replace pages 5 and 6 in Chapter 2, Land Use of the Subregional Plan.

CHAPTER 2

LAND USE

RURAL VILLAGE BOUNDARY

The Rural Village Boundary for Jamul Dulzura is shown in Figure 3 on page 7.

SUBREGIONAL GOALS AND POLICIES

The following goals and policies relate to the specific needs of the Subregion. They are designed to clarify the intent of this plan, and to guide future development within the Subregion while maintaining consistency with the overall program of the Land Use Element.

GOAL 1

Development of the land in such a manner as to retain the rural densities and land uses of the community.

GOAL 2

Agricultural land uses, which are compatible with limited water resources and established residential development.

POLICY 1

The treatment of wastewater for all commercial or residential uses shall be limited to on-site sewage disposal systems.

SEMI-RURAL RESIDENTIAL

POLICY 2

Semi-rural residential lots should meet the following criteria:

- (a) All lots should have imported water and be able to provide for on-site sewage disposal.
- (b) All future subdivisions of 20 or more lots should provide a minimum of 5% of the land in open space in addition to deeded lots.
- (c) Road and street improvements should conform to the goals and policies as set forth under the Mobility Element of the County General Plan and the Mobility chapter of this document.
- (d) New development should provide for equestrian trails as designated on the County Trails Master Plan.
- (e) All future developments should meet County standards for lot design and street patterns.
- (f) All utilities should be underground unless unfeasible.
- (g) Clustering is permitted under the following circumstances:
 - (1) Within the County Water Authority boundary when groundwater is not used.

- (2) Land not included within the clustered lots is reserved for permanent open space and an open space easement or fee title is granted to the County or a resource protection conservancy over such land
- (3) On-site sewage disposal systems must be approved by the Health Department for immediate and long term usage
- (4) The proposed development will have no more adverse effect on the groundwater environment than would an equivalent non-clustered development as would otherwise be permitted in the subject land use category.
- (5) The proposed clustered development, including the open space areas, does not exceed overall density permitted without clustering by the County General Plan land use designation.
- (6) Proposed clustered development is compatible with the established community character.
- (7) The minimum lot size for clustering is ~~one-half net acre in SR-1,~~ one net acre for land use designations SR-1, SR-2 and SR-4; and two net acres for land use designation SR-10.